

AN ORDINANCE AMENDING CHAPTER 15.04 "BUILDING CODE", SECTION 15.04.010 "INTERNATIONAL BUILDING CODE 2003 – REGULATIONS ADOPTED AND MODIFIED" AND SECTION 15.04.015 "AMENDMENTS TO THE 2003 INTERNATIONAL BUILDING CODE" OF THE ST. CHARLES MUNICIPAL CODE

**WHEREAS**, the standard code known as 2009 International Building Code, has been updated by the International Code Council Inc.; and

**WHEREAS**, not less than three (3) copies of said code have been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days prior to the passage and approval of this Ordinance; and

**WHEREAS**, the Building and Code Enforcement Division has provided notice to the Illinois Building Commission regarding proposed changes to regulations regarding construction related activities within the City of St. Charles, as provided by 20 ILCS 3918/55; and

**WHEREAS**, the City Council finds it to be in the interest of the City of St. Charles to periodically update codes regulating buildings and structures.

**NOW THEREFORE, BE IT ORDAINED** by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois as follows:

**SECTION ONE:** That Title 15, "Buildings and Construction", Chapter 15.04 "Building Code" of the St. Charles Municipal Code be and is hereby amended by deleting the provisions of Section 15.04.010 and by substituting the following therefor:

**"15.04.010 International Building 2009- Regulations Adopted and Modified.** The provisions of Chapters 2 through 35, inclusive, of the 2009 International Building Code issued by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL, 60478, not less than three (3) copies of which have been and are on file in the Office of the Clerk of the City of St. Charles, Illinois, for more than thirty (30) days, together with the amendments listed in Section 15.04.015 hereof, are hereby adopted as the regulations governing the construction of buildings and structures within the City of St. Charles, except for one- and two-family dwellings and townhouses not more than three stories in height, which are covered by Section 15.04.020. (For adoption of administrative provisions in Chapter 1 of the International Building Code, see Chapter 15.101)."

**SECTION TWO:** That Title 15, "Buildings and Construction", Chapter 15.04 "Building Code" of the St. Charles Municipal Code be and is hereby amended by deleting the provisions of Section 15.04.015 and by substituting the following thereof:

**"15.04.015 Amendments to the 2009 International Building Code.**

1. Amend Section 202 "Definitions" (pg. 11) by adding the following:

**“Townhouse:** A single family dwelling unit constructed in a group of 3, 4, 5, or 6 attached units in which each unit extends from foundation to roof and with open space on at least two (2) sides. Dwelling units where more than six (6) units are attached shall be governed by code provisions applicable to multiple family dwellings, rather than the provisions of this one (1) and two (2) family dwelling code.”

2. Amend Section 402.13 “Security Grills and Doors” (pg. 40) by adding Note #5 as follows:

“5. A security grill may not serve as the sole exit.”

3. Delete the provisions of Section 402.10 “Smoke Control” (pg. 39) and substitute the following therefore:

**“402.10 Smoke Control:** A ventilation system shall be provided that is capable of not less than six (6) air changes per hour for the volume of the tenant spaces and the hall. The ventilation system shall exhaust smoke from the point of development. Design shall be in accordance with Section 909.”

4. Amend Section 403.3 “Automatic Sprinkler Systems” by deleting exceptions #1 & #2.

5. Amend Section 404.3 “Automatic Sprinkler Protection” (pg. 43) by deleting exceptions #1 & #2.

6. Amend Section 410.6 “Automatic Sprinkler System” by deleting exceptions #1, #2, & #3.

7. Amend the provisions of Section 506 by adding Section 506.6, as follows:

**“506.6 Special Restrictions for Type V Construction:** Notwithstanding any provisions of this code to the contrary, there shall be no increase of the allowable areas specified in Table 503 for any building of Type V-A or Type V-B Construction. Floor areas greater than those specified in Table 503 are only permitted for Type V construction when a four-hour firewall is provided between sections of the building, and each section is within the limitations of Table 503. A minimum separation of 30 feet shall be provided between exterior walls of type V construction.”

8. Delete the provision in Section 706.3 “Materials” (pg. 90) in its entirety and substitute the following therefore:

**“706.3 Materials:** Firewalls shall be constructed of approved masonry materials or other similar approved product or assembly.”

9. Delete the provisions in Section 903.2 “Automatic Sprinkler Systems – Where Required,” inclusive of subsections 903.2.1 through 903.2.12 and Table 903.2.11.6 and substitute the following therefor:

**“903.2 Where required.** An approved automatic sprinkler system installed in accordance with the provisions of all applicable codes and standards shall be provided and maintained in full operating condition throughout every story and basement of all buildings subject to this code.

**Exceptions:**

- 1) Unoccupied structures of less than 400 square feet, considered low hazard and located not less than 100 feet from another structure. The requirements shall be subject to modifications by the authority having jurisdiction to compensate for particular building conditions to meet the intention of the code.
- 2) Salt Dome Structures, provided:
  - a. The structure is constructed with approved noncombustible material.
  - b. The structure is continually monitored by an approved automatic fire alarm system.
  - c. The structure is located a minimum distance of one-hundred (100) feet from any principle building, fueling facilities, and other high hazard occupancies or materials as defined in the adopted Building Code.
- 3) Unenclosed Roof Structures:
  - a. The structure is constructed with approved noncombustible material.
  - b. The structure is located a minimum distance over one hundred (100) feet from any principle building.”

10. Amend Sections 903.6 by adding 903.6.3 as follows:

**“903.6.3 Change of use classification:** An automatic sprinkler system shall be provided throughout a building, when the use classification of the building or a space within the building changes. This requirement shall be subject to modifications by the authority having jurisdiction to compensate for particular building conditions.”

11. Delete the provisions of Section 907.2 “Where required” and substitute the following therefor:

**“907.2 Where required:** An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with 907.6, unless other requirements are provided by another section of this code. Notwithstanding any provision of Section 907 and its subsections to the contrary,

an approved manual fire alarm signaling system shall be installed and maintained in all buildings over one (1) story in height or over 1,000 square feet.

Delete all of the exceptions to 907.2.3 "Group E," in their entirety."

12. Delete the provisions of Section 907.6.5 "Monitoring" and its exceptions and substitute the following therefore:

**"907.6.5 Supervisory service:** Where required by this chapter or the International Fire Code, an approved supervising station in accordance with NFPA 72 shall monitor fire alarm systems. All required fire protective signaling systems shall transmit alarm and trouble signs to an approved central station, proprietary system, or remote-station system, and shall be approved by the Fire Department.

The following methods are approved:

1. Direct connect
2. AES Radio or other approved 2-way radio frequency systems
3. Or other methods approved by the Fire Official

Exception: Supervisory service is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.10.
2. Smoke detectors in Group I-3 Occupancies
3. Automatic sprinkler systems in 1 and 2 family dwellings."

13. Delete the provisions of Section 907.6.5.1 "Automatic Telephone-Dialing Devices".

14. Amend the provisions of Section 912.1 "Installation" and substitute the following therefore:

**"912.1 Installation:** The type (Siamese, Storz) and size of the fire department connection shall be in accordance with the NFPA standard applicable to the system design and shall be subject to approval of the Fire Department, based upon an analysis of the building's size and use group. Generally, a 5-inch size, Storz type connection is required."

15. Add subparagraph 6 to Section 1006.3 "Illumination emergency power" as follows:

- "6. In all rooms and spaces over 2,000 square feet in area with an occupancy load of 20 or more."

16. Amend the provisions of Section 1008.1.9.3 "Locks and Latches" by deleting Conditions No. 2, 2.1, 2.2, and 2.3.

17. Amend Table 1018.1 to read as follows:

**Table 1018.1**  
**Corridor Fire Resistance Rating**

Occupancy	Occupant Load Served by Corridor	Required Fire-Resistance Rating (hours)	
		Without Sprinkler System	With Sprinkler System (c)
H-1, H-2, H-3	All	Not Permitted	1
H-4, H-5	Greater than 30	Not Permitted	1
A, B, E, F, M, S, U	Greater than 30	Not Permitted	1
R	Greater than 10	Not Permitted	1
I-2 (a), I-4	All	Not Permitted	1
I-1, I-3	All	Not Permitted	1 (b)
(a) For requirements for occupancies in Group I-2, see Section 407.3.			
(b) For a reduction in the fire-resistance rating of occupancies in Group I-3, see Section 408.7.			
(c) Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 where allowed.			

18. Delete the provisions of Sections 1805.4.5 “Timber Footings” (pg. 366) and Section 1805.4.6 “Wood Foundations” (pg. 366) in their entirety.

19. Amend the provisions of Section 2308.8.2.1 “Engineered Wood Products” (pg. 473) by adding paragraph Section 2803.8.2.2 “I-Joist Frame” as follows:

**“2308.8.2.1 I Joist Frame:** Floor and/or ceiling framing consisting of Engineered I-Joist shall have 5/8 Type X drywall placed at the underside of the joist with paper-tape embedded in compound over joints and covered in additional compound to provide protection of concealed space in accordance with NFPA 13.”

20. Delete the provisions of Section 3411 “Accessibility for Existing Buildings” in its entirety. The design for accessibility shall comply with applicable provisions of the most current addition of the Illinois Accessibility Code and the Fair Housing Act.

21. Insert the date of August 1, 2004 in Section 3410.2 “Applicability.”

22. Amend the provisions of Section 3412.2.3 “Additions” (pg. 578) by adding paragraph Section 3412.2.3.1 “Fire Alarms Systems – Extension Installation” as follows:

**“3412.2.3.1 Fire Alarm Systems – Extension Installation:** An existing fire alarm system shall be extended to provide protection to any additions to the building. If no fire alarm system presently exists, and the addition or additions individually or in aggregate exceed 200 square feet, an approved fire alarm system shall be installed throughout the entire existing building and addition(s) thereto.”

23. Add Exhibit A:

**“Exhibit A**

**Performance Guidelines for High Hazard Uses in the City of St. Charles**

- 1) Specific location: The geographic location and distances to other structures, rivers, streams, and other use groups.
- 2) Zoning: The proximate distances to Assembly, Educational, Institutional, and Residential uses and vacant land zoned for these uses.
- 3) Types of hazardous materials which are not allowed: Materials listed in Section 307.3 High Hazard Group H-1 that present a detonation hazard shall not be permitted under any circumstances.
- 4) Allowable construction types: Type I and II only.
- 5) Required fire protection for High Hazard materials:
  - a. Provide extra hazard Group II fire sprinkler system
  - b. Provide a fixed foam fire protection system
- 6) Required water supply system: 3,000 to 6,000 gallons per minute from a reliable source.”

**SECTION THREE:** That after the adoption and approval hereof this Ordinance shall be printed or published in book or pamphlet form, published by the authority of the City Council.

**SECTION FOUR:** That this Ordinance shall be in full force and effect ten on February 1, 2010.

**Presented** to the City Council of the City of St. Charles, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2010.

**Passed** by the City Council of the City of St. Charles, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2010.

**Approved** by the Mayor of the City of St. Charles, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Council Vote:  
Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_  
Abstain: \_\_\_\_\_  
Absent: \_\_\_\_\_

\_\_\_\_\_

Approved as to Form:

\_\_\_\_\_  
City Attorney

Date: \_\_\_\_\_

DRAFT